

**Town of West Hartford  
Conservation and Environment Commission  
Meeting Minutes  
February 29, 2016, 7:00 PM  
Town Hall, Room 314**

**Present:** Brian McCarthy (Chair), Scott Sebastian (Vice Chair), Beth Lander-Morris, Chen Lu, Matt Macunas, Katie Reilly, Stephanie Wnuck

Commission called to order at 7:03 P.M.

1. The November 2015 CEC Meeting Minutes were approved (on Motion by Sebastian, Second by Macunas).
2. Communications and News:
  - The Town Council has appointed Chen Lu of West Hartford to the commission.
3. Old Business: none
4. New Business:
  1. **1700 Asylum Avenue (Town of West Hartford)- Application (IWW #850-R2-16) of the Town of West Hartford (Marc Blanchard, Human and Leisure Services Department), seeking approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and water course area. The applicant seeks to install four (4) permanent athletic field light pole structures at the little league field located the furthest from the intersection of Asylum Avenue and Trout Brook Drive. The applicant requests a fee waiver. (Submitted for IWWA receipt on March 7, 2016. Presented for determination of significance.)**

Presenting the Application were:

- Marc Blanchard – Leisure Services Manager
- Thomas Daly - project engineer on behalf of Milone and Macbroom
- Joe Giancreco – President of the West Hartford Little League
- Kirk Bostwick, designer on behalf of Bostwick Architects

The property owner, the University of Connecticut, leases the ballpark property to the applicant; the West Hartford Little League.

The applicant seeks an amendment to a Special Use Permit for the purpose of installing permanent athletic lighting at the baseball field located furthest from Asylum Avenue on the east side of Trout Brook Drive. Much of the property is within the 150-foot upland review.

As reported to the Commission, the addition of lighting will not change the scheduled game times that last until 9:00 P.M. Sunday through Thursday, and until 9:30 P.M. on Friday and Saturday. Safety lighting remains on for an additional 30 minutes beyond the end of activities. Applicant conducted three outreach sessions for abutting property owners.

The field lighting project will entail installation of four 4-foot diameter light pole structures – two 60' tall poles and two 70' tall poles around the perimeter of the property's UConn 1 – Majors field. The barrel poles use the bottom of their shafts as the foundation, extending 20 feet below grade. The lights are down-focused, emitting zero-foot candles by the property line.

Erosion potential is assessed as being slim to none. The clay soil is unlikely to reveal water after excavating with an auger. Electrical service will be brought in through a small trench, which the contractors plan to backfill as they work.

The excess soils excavated from the foundation holes for the proposed lights should explained as-to if these will be reused on the site or disposed offsite. Applicant should add this soil staging or reuse area to the plans.

The Commission expressed no other concerns of probable impact to sensitive areas within the project area.

- 2. 37 Buena Vista Road (Town of West Hartford)- Application (IWW #1042) of the Town of West Hartford (Al Adaskaveg, Human and Leisure Services Department), seeking approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and water course area. The applicant seeks to remove an approximately 180 s.f. existing structure located in the FEMA Flood Zone and replace it with an approximately 206 s.f. structure outside of the FEMA Flood Zone, closer to the Cornerstone parking lot. The applicant requests a fee waiver. (Submitted for IWWA receipt on March 7, 2016. Presented for determination of significance.)**

Presenting the application was Ms. Helen Rubino-Turco, Director of Human and Leisure Services, Town of West Hartford.

The activities proposed in this application are within the 150 foot review area of wetlands and watercourses, the applicant has stated that the proposed activities are not in defined wetlands. The Town of West Hartford Department of Leisure Services proposes to remove the existing 180 s.f. wooden starter's "Shack" from the Buena Vista Golf Course and construct a new concrete block 206 s.f. starter's Shack building to serve the same purpose, although the new building will be compliant with newer building code standards including handicap accessible. The existing shack is within a FEMA Flood zone, while the new proposed building will be outside of the FEMA Flood zone. Bituminous pavement in the

area of the existing building will be removed and restored to grass as the surface vegetation according to the applicant, although this was not indicated on the Plan (Exhibit 10F1).

The design of the proposed building and site plans for construction was prepared by the Engineering Department of the Town of West Hartford as shown on Exhibit 10F1. The construction of the new building and associated site work will be performed by Town Employees under the Direction of Mr. Al Adaskaveg (golf course superintendent). The estimated period of construction will be approximately 2 weeks from start to finish as indicated by Ms. Rubino-Turco.

The project plans specify the removal of 4 (20") white pines that will be replaced somewhere else on the golf course (not specified). The plan (exhibit 10F1) calls for a typical sedimentation and erosion control fence for the areas downslope of the work area. A drywell is also shown on this exhibit although no details of its depth, diameter or other functioning capabilities were provided. An overflow pipe is shown as connected to the drywell that terminates at the edge of the Cornerstone parking lot. As communicated by Ms. Rubino-Turco, the drywell is proposed for the purpose of draining stormwater from the area behind the new proposed starter's Shack.

The construction will require the excavation of several yards of soil (volumes not provided) and a 35 linear foot concrete block retaining wall with a top elevation high point of 172.5 feet above sea level. The finished floor elevation of the new building is 166 feet above mean sea level.

The Commission recommends the following items to be addressed by the applicant:

- The applicant shall provide areas on added plans to the application that indicate where excavated soils will be re-used on the site or stockpiled until needed. The re-use area or stockpiling area should be located outside of the 150 wetlands review area.
- The applicant shall provide an additional plan indicating the restoration plan for the area where the existing starter's Shack is located. This shall include sedimentation and erosion control measures as it is proximal to wetlands.
- The drainage pipe from the proposed 'Drywell' is shown on the plan to 'daylight' near or into the Cornerstone parking lot, this will likely create a drainage issue, an alternate location for the terminus of this pipe shall be proposed.
- The location and type of replacement trees shall be indicated on an added site plan.
- Details of the sediment and erosion control fencing and installation shall be provided on plans.
- Details of the proposed drywell construction shall be provided on plans.

Commission adjourned at 8:23 P.M. (on Motion by Sebastian, Second by Macunas).